



Yuexiu Property Monthly Update

Issue 2, 2017

I. Operating Data (Unaudited)

Contracted Sales Value Reached RMB 1.32 billion in February 2017

Yuexiu Property Company Limited (“Yuexiu Property” or the “Company”) (HKEx Stock Code: 00123) registered contracted sales value of approximately RMB1.32 billion for the month of February 2017. The corresponding gross floor area (“GFA”) sold amounted to approximately 77,000 sq.m.. The value of the aggregate contracted sales of the Company for the period from January to February 2017 amounted to approximately RMB4.85 billion, representing a year-on-year increase of approximately 10%. The corresponding GFA of aggregate contracted sales amounted to approximately 319,000 sq.m., representing a year-on-year decrease of approximately 31%. The value of the aggregate contracted sales accounted for approximately 15% of the 2017 contracted sales target of RMB33 billion.

As at 28 February 2017, the value of preliminary sales (the formal sales contracts to be entered into soon) was approximately RMB1.33 billion and the GFA of the preliminary sales was approximately 94,000 sq.m.. If the contracted sales are aggregated with the preliminary sales, the total value of sales and the total corresponding GFA sold was approximately RMB6.18 billion and approximately 412,000 sq.m., respectively.

II. Other News

Yuexiu Property Announces 2016 Annual Results **Core Net Profit Increased Significantly** **Contracted Sales Exceeding Full Year Target**

Yuexiu Property Company Limited and its subsidiaries (which are collectively referred to as the “Group”) is pleased to announce its annual results for the year ended 31 December 2016.

In 2016, the Group realized revenue of approximately RMB20.87 billion. Profit attributable to equity holders rose by 52.1% to approximately RMB1.54 billion. Core net profit (excluding net revaluation gain or loss on investment properties and net foreign exchange gain or loss) increased by 38.6% to approximately RMB1.72 billion.

2016 Annual Results Announcement Presentation Of Yuexiu Property



In 2016, the Group's aggregate contracted sales value (including contracted sales at joint venture projects) rose by 21.7% to approximately RMB30.25 billion, which was equal to 117.3% of the Group's full-year sales target of RMB25.8 billion. The corresponding gross floor area ("GFA") sold rose by 2.5% to approximately 2.33 million sq.m.

In 2016, the Group set the Pearl River Delta, the Yangtze River Delta and the Central China region (where Guangzhou, Hangzhou and Wuhan are located respectively) as the three key geographical markets for growth and allocated resources in those regions accordingly. The Group acquired 11 quality land projects in six cities, including Guangzhou, Hangzhou and Wuhan with a total GFA of approximately 4.21 million sq.m., of which approximately 2.04 million sq.m. were attributable to the Group's equity interests. As at the date of this announcement, the total land bank of the Group was approximately 14.62 million sq.m., of which over 90% is located in three key regions for growth, namely the Pearl River Delta, the Yangtze River Delta and the Central China region.

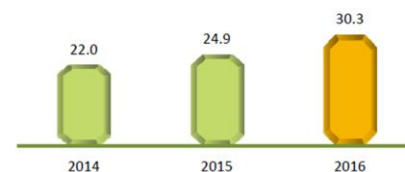
The Group successfully acquired the Nansha Phase 10 land parcel from its parent company Guangzhou Yue Xiu Holdings Limited, and increased its quality land bank by approximately 940,000 sq.m. The acquisition further strengthened the Group's leading market position in Guangzhou and Nansha District. The effective approach of "incubation by the parent company- acquisition by Yuexiu Property" to increase quality landbank was successfully implemented.

In 2016, the Group made use of its onshore and offshore diverse financing channels and capitalized on the decrease in onshore funding costs. The Group consolidated and allocated financial resources to support the development of its principal business. Seizing the opportunities arising from the opening of onshore bonds market, the Group successfully issued RMB8.0 billion worth of bonds in mainland China with a weighted average coupon rate of 2.9963%. This reduced the overall funding costs significantly. The average borrowing interest rate of the Group decreased from 4.95% in 2015 to 4.64% in 2016.

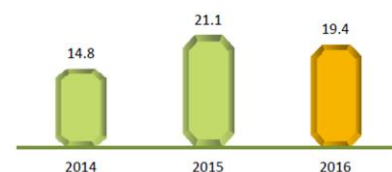
The Group continued to optimize its onshore and offshore debt structure in order to repay loans which were denominated in foreign currencies at reasonable costs. The Group's proportion of loans denominated in foreign currencies decreased significantly from 53.4% at the beginning of the year to 14.5% at the end of the year. A match in essence between the remaining foreign currency denominated loans and the existing offshore assets has been achieved and thus the impact of foreign exchange exposure on consolidated income statement has been basically eliminated. As of 31 December 2016, the net gearing ratio of the Group decreased substantially from 73.1% at the beginning of the year to 53.1% at the end of the year.

The Group is now implementing its annual business plan for 2017 in all aspects and is confident that it can achieve its contracted sales target of RMB33 billion for the year. As its business operation strategy, the Group will implement the operation-oriented refined management system, and effectively consolidate its resources and boost its core competitiveness in managing and operating commercial properties. As its investment strategy, the Group will acquire quality lands through diverse means. As its financial strategy, the Group will keep optimizing capital management and enhance the safety and stability of its financial performance indicators. As its strategy for management, the Group will continue to improve the organization and mechanism for regional control of its operations so as to enhance operational efficiency.

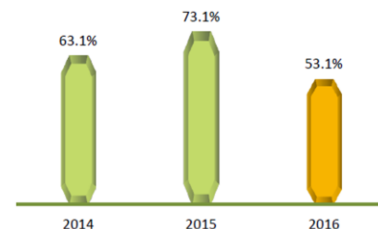
CONTRACTED SALES VALUE (RMB bn)



RECOGNIZED SALES VALUE (RMB bn)



NET GEARING RATIO



CONTRACTED SALES (RMB bn)



III. Recent Research Reports

Date of Report	Broker	Date of Report	Broker
2017-03-09	Credit Suisse	2017-02-23	CCB International
2017-03-09	BOCOM	2017-02-23	Daiwa
2017-02-24	BOCI	2017-02-23	Mizuho
2017-02-24	DBS	2017-02-23	Morgan Stanley
2017-02-24	UOB Kay Hian	2017-02-23	Citi

IV. Recent Investor and Media Events

Event	Date	Location
Yuexiu Property 2016 Annual Results Roadshow	2017-03-07	Singapore
Stock Commentators Meeting with Management	2017-02-28	Hong Kong
Yuexiu Property 2016 Annual Results Roadshow	2017-02-24	Hong Kong
Yuexiu Property 2016 Annual Results Announcement	2017-02-23	Hong Kong

V. Upcoming Investors and Media Events

Event	Date	Location
Credit Suisse Asian Investment Conference	2017-03-27	Hong Kong

About Yuexiu Property

Yuexiu Property Company Limited (HKEx Stock Code: 00123) was listed in Hong Kong in December 1992. The Company's main business is property development and investment with its operations mainly concentrated in the Guangzhou area and expanded into Pearl River Delta, Yangtze River Delta, Pan-Bohai Rim and Central Region. As of 23 February 2017, the Company's total GFA of properties under development and undeveloped properties was approximately 14.62 million sq.m..

Disclaimer

The company wishes to remind investors that the above operational statistics are based on the Group's internal records which are unaudited. Differences may arise between such statistics and the data disclosed in subsequent audited financial statements. Such statistics are provisional and for reference purposes only. Investors are cautioned not to rely unduly on such statistics.

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